

**City of Eau Claire
Plan Commission Minutes
Meeting of September 5, 2017**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Brenholt, Granlund, Klinkhammer, Larsen, Pederson, Radabaugh, Seymour, Radabaugh; Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Ivory, Noel, Genskow, Bell, Basom

The meeting was chaired by Ms. Ebert.

1. **REZONING (Z-1608-17) – R-1A to R-2P, Jeffers Road**
PRELIMINARY PLAT (P-7-17) – Camden Place

Mr. Tufte presented a request to rezone 11.8 acres from R-1A to R-2P with a general development plan for duplexes and approval of the preliminary plat. Fifty-five (55) duplex lots and two more lots for existing single-family homes are proposed for a total of 114 dwelling units. Outlots will be for stormwater needs under the powerline corridor. The Northwest Community Park is located to the east. Two main accesses will be off Jeffers Road and there will be street connectivity into the park and Shorewood Heights subdivision. The Comprehensive Plan designates it as appropriate for low density development, which includes duplexes. An earlier master plan in this area envisioned street connections such as the developer is proposing. The Waterways and Parks Commission recommended approval but asked for a 70-foot Daisy Lane right-of-way into the park so a trail pathway could be included. Areas of development in excess of 20 percent slope will need DNR amendment approval under the City's Sewer Service Plan. There will be 12 to 13 percent street grades which need Commission approval. Building sites on the hill, if allowed by the DNR, will need retraining walls and grade feathering. A variety of designs for the duplexes is required. Engineering conditions need to be addressed and satisfied in the development agreement.

Cody Filipczak of C&M Builders stated the duplexes will become twin homes since they are a popular option, especially for empty nesters and young professionals. After construction, lots can be split down the common wall so units can be owned separately. They will offer four twin home design styles and rotate colors to provide variety. He believed the location makes a lot of sense for twin homes because of the greenhouse operation to the north and multi-family buildings to the south. He will provide a bike trail to the park and overall the development will be of value and quality, similar to other projects.

Sean Bohan, with AEC Engineering, requested to have Daisy Lane at 66 feet instead, but it would still include an eight-foot trail to the park. They have not approached the DNR or Regional Planning Commission on the non-buildable grade amendment because they need City approval first of the preliminary plat. Grade changes on the hill will provide some walkout twin homes and retaining walls be placed on side lot lines.

William LaRose, 4909 Jeffers Road, stated there is a wetland on the property and the DNR needs to approve. There are too much multiple family units in the area already and developers are getting greedy. Jeffers Road cannot handle more traffic and there is safety concern.

Cheryl LaRose, 4909 Jeffers Road, stated R-1 homes would be more appropriate for this area so the density of traffic is less. She asked for a developer-funded pedestrian tunnel to connect the development safely to Jeffers Road Park since current traffic speeds and the road is unsafe for bicyclist and walkers. She asked about what buffering will be provided along Bluebell Lane to her property to the south.

Ashley Adams, 5531 Benjamin Street, stated there is great concern with the access road into Shorewood Heights. Most neighbors have signed a petition against it. Residents chose the area for peace and quiet and safety for their children. Environmental sustainability is also not being upheld with the building of roads and duplexes into the hill.

Dan Peterson, 107 Vale Lane, stated Jeffers Road is getting dangerous and the road should be reconstructed as soon as possible. Walkers on the road have given up because of safety concern. He would like bicycle connections to downtown.

Mr. Genskow stated the Capital Improvement Plan for the City indicates a 2020 project for Jeffers Road with a bike trail. He stated traffic into Shorewood Heights from this development will be not as great as residents believe since it would take longer to go through that subdivision than using the two western accesses onto Jeffers Road. The access into Shorewood is also very important for emergency services and utility repair needs.

Bruce Fredrickson, 605 Katie Lane, stated the quiet neighborhood was a factor in why he moved to Shorewood Heights. He objected to the street connection because he has not seen snow plows and fire trucks run into trouble accessing his development.

Kathy Ryder, 6251 Aspen Meadow Circle, was concerned about the access road into Shorewood also as a shortcut. Other subdivisions do not need a second access and so why should they? She would like safety improvements along Jeffers Road for non-vehicle traffic and a connection over to Jeffers Park. She was concerned about cookie-cutter style twin homes and instead the project should include a mix of single-family homes.

Janet Sebranek, 5323 Shorewood Heights Parkway, stated she lives near the end of the cul-de-sac and is concerned about the new through-access. She wanted single-family because there is already too much high density in the area.

Andy Yakesh, 5312 Shorewood Heights Parkway, was concerned about the access also and class size capacity constraints the new development will place on Roosevelt Elementary.

Jennifer Peterson, 107 Vale Lane, was opposed to the rate of change in the area and the level of density. She advocated for inclusion of more single-family houses. She has fears about walking and biking on Jeffers Road. Reconstruction time of 2020 might be too late to address safety.

Dan Adam, 5531 Benjamin Street, stated children in Shorewood Heights will now have to cross the new through-road to get to the bus stop. This means increased accident risk.

John Bielefeldt, 5441 Benjamin Street, wanted clarification on if the project is for duplexes or twin homes. He was opposed to more rentals in the area and wanted single-family homes.

Mr. Filipczak stated they will build duplexes but at the time of sale they will be converted into twin homes with their own lot legal descriptions. It is safer with the re-plat at that time to get the side lot lines precise using the common wall. His twin homes are usually pre-sold for owners but some do become rentals.

Joan Radtke, 5613 Shorewood Heights Parkway, stated the area in question is better suited for single-family houses.

Julie Neuhaus, 5302 Shorewood Heights Parkway, stated her house is at the end of the cul-de-sac. The new through-road would be a detriment to the area because it would become a safety problem for children. The current one-access is enough and will not be a problem in the future. She noted that 81 neighbors are against the through access road. She also wanted only a trail into the park, not a street.

Mr. Brenholt stated he is concerned about the density but supports the second access.

Mr. Pederson stated the developments need through access and single-family homes are not the best land use here. Mr. Radabaugh concurred.

Mr. Klinkhammer moved to recommend approval of the rezoning and the preliminary plat subject to the conditions of the staff report. Mr. Radabaugh seconded and the motion carried. Mr. Brenholt voted nay.

2. **CONDITIONAL USE PERMIT (CZ-1712) – 2221 Highland Avenue**

Mr. Ivory presented a request to allow an existing pole sign to exceed 200 square feet within a C-3 zone. The sign modification is for the Eastridge Shopping Center. It is about 500 square feet and 38 feet tall currently. The modified sign would have 400 square feet and be about 37 feet in height. There will be a main center sign name on top and multiple tenant listings below. The site is large and the pole sign appears compatible with other signs in the area. The sign is also setback deeper at 70 feet.

Applicant, Matt Synder with Signart Company, stated the sign has exceeded its useful life. The new sign will be smaller, shorter and also have a 70 percent power reduction factor.

Mr. Pederson moved to approve the conditional use permit, subject to the conditions of the staff report. Mr. Klinkhammer seconded and the motion carried.

3. **PUBLIC ZONING (PZ-1703) – Fire Station #10, 820 Malden Avenue**

Mr. Tufte presented a request to approve a site plan for a new fire station to replace old station #10. The station plans meet the General Development Plan approved earlier. The plans select the northern option, with access off Malden Avenue. This location was chosen to reduce costs in soil remediation. The south portion of the site could be left as open space, a park or developed but there is no decision right now since it also contains landfill waste. Parking stalls are for employees and visitors. The 57.2 foot access drive will need Commission approval. Its width matches the five service bays. Screening should be provided to the west and a low screen to the east for residents across the street.

Chris Bell, Fire Department Chief, stated the station will have 3 service bays and perhaps 2 more if an alternative bid price comes within overall budget. Existing station #10 has five bays and they are trying to replace it at equivalent size. Great consideration was given to the cost of remediation and how that would affect the station. The southern location had almost twice the waste depth compared to the north. Geo-pier footings would be needed and this would raise the total cost. That location is better in response times but negligible. If a commercial developer wanted the exposure along Birch Street, they might be willing to pay for the remediation costs.

Mr. Genskow stated Malden Avenue will be upgraded to a full-urbanized section in a few years.

Kathy Mitchell stated she will be voting no because the southern site is better for overall land use planning. It would not affect the residents as much and provide quicker access onto Birch.

Ms. Ebert stated the raised median and a traffic queue could block fire trucks headed east towards U.S. Hwy. 53 if the southern location was chosen.

Mr. Pederson stated fire trucks can activate a green signal light to move the traffic if needed.

Mr. Larsen moved to recommend approval of the P-Public zoning site plan subject to the conditions of the staff report. Mr. Klinkhammer seconded and the motion carried. Ms. Mitchell and Mr. Pederson voted nay.

4. **ANNEXATION (17-5A) – 4517 Harless Road**

Mr. Tufte presented a request to annex 2.08 acres of property from the Town of Washington for an existing single-family house. The request is consistent with the Comprehensive Plan and there is water and sewer along Harless Road. It will be zoned as TR-1A. A sliver of land to the west will still allow for the Town of Washington to be connected.

Petitioner, Jon Holzinger, stated they want to abandon the septic system and connect to the City's sewer system.

Ms. Mitchell recommended approval of the annexation. Mr. Klinkhammer seconded and the motion carried.

5. **FINAL PLAT (P-6-17) – Highclere Estates Phase I**

Mr. Tufte presented a request to approve the final plat for Highclere Estates Phase I. The location is north of LaSalle Street at McKinley Road. The 70-lot preliminary plat was already approved. Phase I creates 54 lots for R-1 single family with outlots for stormwater. Nelson Court should be renamed to Nelson Woods Court to avoid duplication. A second access will be provided once later phases are completed and property to the southwest is developed.

Cody Filipczak with C&M Builders stated they have about 20 people interested in buying homes in the subdivision.

Mr. Klinkhammer recommended approval of the final plat subject to the conditions of the staff report. Mr. Pederson seconded and the motion carried.

6. **FINAL PLAT (P-8-17) – Pine Park North**

Mr. Tufte presented a request to approve the final plat for Pine Park North for five lots for duplex development. The location is on the south side of Mitchell Avenue, west of Hester Street. These lots meet design standards and public utility easements.

Jeff Statz with Statz Real Estate stated they are going to build single-family homes.

Mr. Klinkhammer recommended approval of the final plat. Mr. Granlund seconded and the motion carried.

7. **EXCESS LAND**

Ms. Basom presented a request to declare vacant land at 1036 E. Grand Avenue as excess. The property owner to the west would like to purchase the land to relocate his garage. The Eau Claire riverbank affects his existing garage.

Ms. Mitchell moved to recommend approval of the declaration of excess City land. Mr. Klinkhammer seconded and the motion carried.

8. **CERTIFIED SURVEY MAP (CSM-9-17) – Morningside Drive**

Mr. Tufte presented a request to move a lot line on two R-2 non-conforming lots at 809 Morningside Drive. The lot line will be moved north to meet the proper two-foot setback for a detached garage and for the driveway to be located fully on the 809 lot. The lot line variance for the subdivision is warranted to correct the setback issue, although the new 48-foot wide lot will be made more non-conforming. A house could still be built on this smaller lot however.

Marian Werlein, 809 Morningside Drive, stated she removed the garage on the northern vacant lot already and is in the process of selling it for residential. She stated she wants to be relieved of maintaining this property.

Mr. Klinkhammer moved to approve the CSM. Seconded by Mr. Radabaugh and the motion carried.

9. **STREET VACATION – Beach Street**

Mr. Genskow presented a request to vacate a portion of Beach Street east of First Avenue. In 1985 the south half was vacated by City Council but the northern half was not purchased by the abutting property owner. The Comprehensive Plan points out this corridor should include a bike trail. Properties along First Avenue in this location facing the river have not been bought by the City. Instead, private property owners have been reinvesting in them. The request is being made by a property owner to the north that recently bought the parcel and also owns the southern abutting property. If vacated, a stormwater easement will need to remain.

Anton Smets, 28 Newton Street, requested the street vacation so he can attach it to his northern property (1307 First Avenue) and redevelop it for a new house. He also owns the southern lot (1227 First Avenue) and built a garage on the former right-of-way. He is seeing more people reinvest in the houses along First Avenue and the City should not use eminent domain now to clear the properties for the bike trail. He was supportive of the trail but suggested a woonerf design concept.

Mr. Tufte stated various design options could be considered including possibly fitting the trail into existing right-of-way.

Mr. Klinkhammer moved to recommend approval of the street vacation. Seconded by Mr. Pederson and the motion carried.

10. **SITE PLAN (SP-1237 Amd) – Addition, 1339 Continental Drive**

Mr. Tufte presented a request to approve a site plan for a 20,088 square foot addition to Five Star Plastics. The appearance will match the existing façade. The onsite 91 parking stalls is ample but should be maintained. They also need to maintain the tree buffering to the south. The Sky Park Business review committee had no opposition.

No one spoke in support or against the project.

Mr. Klinkhammer moved to approve the site plan subject to conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

11. **SITE PLAN (SP-1723) – Addition, 2716 Melby Street**

Mr. Tufte presented a site plan request to approve a 5,928 square foot addition to Selective Countertops. The parking lot is modified for a total of 28 stalls and must be maintained. It appears they are removing street trees and those need to be replaced. A wider 56-foot curb cut access on Davey Street seems warranted for truck turning movements.

Sean Bohan, Advanced Engineering Concepts, stated staff's conditions are satisfactory.

Mr. Klinkhammer moved to approve the site plan subject to conditions of the staff report. Seconded by Mr. Granlund and the motion carried.

12. **DISCUSSION/DIRECTION**

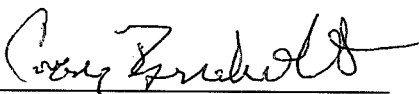
A. Code Compliance Items
None.

B. Future Agenda Items
None.

C. Additions or Corrections to Minutes
None.

13. **MINUTES**

The minutes of the meeting of August 14, 2017 were approved.



Craig Brenholt, Secretary